

BUCKTHORN HOUSE

THRAPSTON ROAD • BRAMPTON • PE28 4TD





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- Stunning Five Bedroom New Home
- Accommodation Arranged Over Three Floors
- Some Kitchen Choices Available (subject to budget)
- Private Gated Frontage
- Wonderful Countryside And Lakeside Views
- Three En Suites And Family Bathroom
- Impressive 34' x 34' Reception Space
- 21' Double Garaging
- Landscaped Gardens
- No Chain And Immediate Vacant Possession

Buckthorn House is an individual, architect designed new home offering substantial five bedroomed contemporary accommodation arranged over three floors. The ground floor is centred around the most fabulous open plan reception space, with underfloor heating, it measures 34' x 31' with bi-fold doors leading onto the garden terrace to the rear. The kitchen is currently un-fitted and overall specifications and colour choices will be offered to a buyer (subject to an agreed budget). There are three en suites and a 25' principle bedroom covering the entirety of the second floorplan. The master has an impressive 15' ensuite attached and enjoys stunning open countryside views over Hinchingsbrooke country park lakes with further open field views to the rear.

The house stands in generous landscaped gardens with an extensive driveway with provision for several vehicles and a private, gated frontage. The rear gardens have a ceramic tiled terrace, newly established lawns and a lovely open aspect beyond the rear fence line. There's an oversized double garaging in excess of 21ft with electric security door and a boarded loft space. This could easily be further developed into additional accommodation subject to relevant consents.

The house is positioned on the edge of this ever-desirable village and yet is only a few minutes walk to the village centre and five minutes drive to Huntingdon railways station. Overall a superb new build with some lovely design elements, built to exacting standards with generous square footages.

**Peter
Lane**
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Guide Price £845,000

Huntingdon branch: 01480 414800
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RECESSED STORM CANOPY OVER

Composite glazed panel door to

RECEPTION HALL

14' 6" x 12' 0" (4.42m x 3.66m)

Stairs to first floor with understairs cupboard housing underfloor heating manifolds, UPVC window to front aspect, recessed lighting.

CLOAKROOM

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mono block mixer tap and tiling, recessed lighting, extractor, ceramic tiled flooring.





SITTING ROOM

34' 5" x 31' 5" (10.49m x 9.58m)

Incorporating **Kitchen** An impressive open plan, light, contemporary, double aspect space with UPVC bay window and additional window to front aspect, bi-fold doors and window to garden terrace, under floor heating, recessed lighting, TV point, telephone point. The kitchen is currently un-fitted, a buyer will be given the opportunity to make colour and spec choices (subject to an agreed budget).

UTILITY ROOM

7' 4" x 5' 6" (2.24m x 1.68m)

UPVC door to side aspect, recessed lighting, unfitted at time of inspection.

FIRST FLOOR GALLERIED LANDING

15' 10" x 14' 8" (4.83m x 4.47m)

Two UPVC windows to front aspect, two double panel radiators, stairs to second floor, recessed lighting.

GUEST BEDROOM

16' 4" x 13' 1" (4.98m x 3.99m)

A double aspect room with windows to two front aspects, double panel radiator, recessed lighting, inner access to

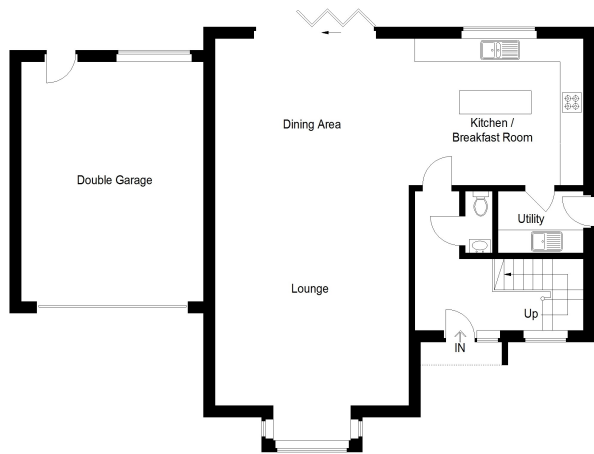


GUEST EN SUITE SHOWER ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Fitted in a three piece range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and tiling, chrome heated towel rail, oversized screened shower enclosure with multi head shower unit fitted over, recessed lighting, extractor.

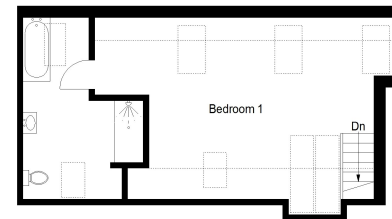
Approximate Gross Internal Area = 210.0 sq m / 2260 sq ft
Garage = 29.7 sq m / 320 sq ft
Total = 239.7 sq m / 2580 sq ft



Ground Floor



First Floor



 = Reduced Headroom Below 1.5 M / 50

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1091258)
Housepix Ltd

BEDROOM 3

12' 10" x 12' 3" (3.91m x 3.73m)

Double panel radiator, UPVC window to rear aspect, recessed lighting, TV point.

EN SUITE SHOWER ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and tiling, chrome heated towel rail, wall light point, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, ceramic tiled flooring.

BEDROOM 4/ STUDY

14' 6" x 9' 3" (4.42m x 2.82m)

UPVC French doors to garden terrace, double panel radiator, recessed lighting, TV point.

BEDROOM 5

11' 4" x 9' 5" (3.45m x 2.87m)

Double panel radiator, UPVC window to side aspect, recessed lighting.

FAMILY BATHROOM

9' 5" x 6' 7" (2.87m x 2.01m)

Fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap, panel bath with mixer tap, oversized screened shower enclosure with independent multi head shower over, chrome heated towel rail, recessed lighting, extractor, UPVC window to rear aspect, ceramic tiled flooring.

SECOND FLOOR LANDING

Velux window to front aspect, recessed lighting.

PRINCIPAL BEDROOM

25' 7" x 18' 4" (7.80m x 5.59m)

A room of impressive proportions with double aspects, three Velux windows to rear and full height panel picture window to front aspect, two double panel radiators, TV point, telephone point, inner access to

EN SUITE BATHROOM

15' 7" x 5' 6" (4.75m x 1.68m)

Fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and tiling, panel bath and mixer tap, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, chrome heated towel rail, contemporary ceramic flooring.

OUTSIDE

To the front there is an extensive frontage laid to granite chippings with timber sleeper edged lawns and prepared borders, the garden is enclosed by a combination of panel fencing with double gated access to the front, Access extends to both sides of the property with an **Oversized Double Garage** measuring 21' 7" x 15' 5" (6.58m x 4.70m) with electrically operated roller door, housing central heating boiler, security lighting side and rear. Porcelain paving to the front extends to the side and forms the terrace to the rear, there are further area of lawns, prepared borders, outside tap and lighting,

TENURE

Freehold

Council Tax Band - TBC





Huntingdon

60 High Street
Huntingdon
Tel : 01480 414800

St Neots

32 Market Square
St. Neots
Tel : 01480 406400

Kimbolton

6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office

Cashel House
15 Thayer St, London
Tel : 0870 112 7099

Peter Lane & Partners
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